

Town of Sardinia

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Code Enforcement Office
Extension 17



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CODE ENFORCEMENT DEPARTMENT

Honorable Town Board Members:

In response to your letter of April 2, 2012, I would like to update you on the 5 properties in which you have expressed an interest. First the three properties that are somewhat more straight forward to deal with:

- a.) 12840 Meyers Road. A demolition permit has been issued. A start date for the project, has not been established, although with the unseasonably mild weather it maybe soon.
- b.) 11580 Savage Road. A notice has already been sent to the property owner.
- c.) 12109 S (actually 12110) Savage Road. Property owner has been in to see me about the condition of this property. As more information becomes available, I will pass it along to the town board.

Finally the last two properties are ones that I have been investigating for quite some time. Both owners are deceased and there appear to be no heirs. Essentially they are abandoned property. Research with the county tax department has yielded some information but no easy fix. These properties are NOT on the county auction plan. Plans for the auction of March 5th had 225 parcels to be auctioned. Since only 200 are auctioned at any one time 25 had to be trimmed. The most valuable properties are the ones that are chosen by the county, since it is felt that eventually they will be back on the tax rolls. These two properties may not get on the auction block any time soon.

The tax office has suggested all towns in this situation (and there are quite a few towns with the same type of problem with abandoned property with almost no value) try to come up with a plan to deal with it locally instead of waiting for the county to handle it. They had a few suggestions:

- Lower the assessment. Since with a lower assessment the tax bill will not accumulate to such an overwhelming amount. It discourages interested buyers if more taxes are owed than the property is actually worth.
- Establish a policy to seize abandoned property
- Establish a demolition fund
- Have the town attorney research what avenues are available to the town to remedy these types of problems.

As always if you need more information on this or any other topic ; feel free to stop by the office any Tuesday or Thursday evening or call me at 496-7448.

Alan D. Zelaska CEO